

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: Arlington County, VA DHS Housing Choice Voucher Program PHA Code: VA028</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2025</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) 1775</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>Arlington County's Housing Choice Voucher Program's (AHCVP) 5-Year and Annual Plans were made available to the public during its 45-day comment period from June 5, 2025 through July 21, 2025, on AHCVP's website located at www.arlingtonva.us/AHCVP-plans. AHCVP made public notifications and posted flyers of its available 5-Year and Annual plans, the associated public comment platform, and formal public hearing date in the following locations:</p> <p>Print and digital media:</p> <ul style="list-style-type: none"> • Washington Times, • ArlNow (Arlington County), AlexNow (Alexandria), FfxNow (Fairfax County) • Public Notices Virginia <p>Physical locations:</p> <ul style="list-style-type: none"> • The Department of Human Services 2100 Washington Blvd. 1st and 3rd floor lobbies • Arlington Central Library 1015 N. Quincy St. Arlington VA 22201 • Arlington Mill Community Center 909 S. Dinwiddie St. Arlington, VA 22204

- Lubber Run Community Center
300 N. Park Dr.
Arlington, VA 22203

Additional notifications were released via the Arlington County Department of Human Services listservs to various Arlington County Government outlets, community safety-net providers, non-profits and community associations.

The specific location(s) where the public may obtain printed copies of the AHCVP's 5-Year, Annual and Administrative Plans include: Arlington County Housing Choice Voucher Program (AHCVP) office located at 2100 Washington Blvd 3rd floor Arlington, VA 22204. Public comments were accepted through www.arlingtonva.us/AHCVP-plans via the public comment platform or by emailing hcv@arlingtonva.us.

Additionally, the Plans were made available at a public hearing held on Friday, July 25, 2025, 4:00-5:30pm EDT. All elements noted above are also replicated for access and available via the AHCVP main website: <https://www.arlingtonva.us/Government/Programs/Housing/Get-Help/Rental-Services/AHCV-Program>

☐ **PHA Consortia:** (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B. Plan Elements.

B.1

Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☒ Financial Resources.
- ☐ ☒ Rent Determination.
- ☐ ☒ Operation and Management.
- ☐ ☒ Informal Review and Hearing Procedures.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

AHCVP proposes making revisions under its selection and admissions policy of its administrative plan to aid support for the voucher program's target populations (low income, very low income, and extremely low income) by furthering its mission to strengthen, protect and empower those in need by providing quality, affordable housing opportunities. The AHCVP mission is to advocate for safe, inclusive and livable communities with support to economic independence and advancements. The following areas are proposed for focus and revision by AHCVP:

Project-Based Housing:

In accordance with 24 CFR 983.5, the AHCVP can operate a project-based voucher program up to 20 percent of its authorized units. The AHCVP will continue to consider these options in line with the policies established in the Administrative Plan. By converting existing tenant-based vouchers to project-based vouchers, the AHCVP aims to improve the quality of available housing and ensure that applicants have access to units that are accessible, ADA compliant, designed for seniors or families needing larger sized units (three or more bedrooms).

Establishing Separate Waitlists for Project-Based and Tenant-Based Vouchers:

In an effort to reduce the time it takes to issue vouchers to eligible applicants from the AHCVP waitlist within the established target populations, the AHCVP will consider establishing separate waitlists for project-based and tenant-based vouchers.

The following draft goals, objectives and key metrics have been prioritized under the AHCVP's 2025-2029 5-Year Plan

Goal	Objective	Key Metrics
#2. Expand the supply of affordable housing & housing choice for low-income residents	*Continue to seek additional HUD voucher opportunities to pair with the growth of project-based opportunities to support senior, disabled and/or larger families or households needing larger units (2 & 3 bedroom sizes)	*The AHCVP will add at least one project-based contract within the 5-year strategic plan.
#6. Stabilize at-risk households	*Establish separate waitlists for tenant and project-based vouchers in efforts to reduce the time it takes to issue vouchers to eligible applicants from the waitlist.	*Update the current AHCVP Administrative Plan to reflect policy related to establishing separate waitlists for project-based and tenant-based vouchers.

		<p>*Ensure that vulnerable populations have access to the type of housing that meets their needs (i.e., accessible units, ADA-compliant units, housing for seniors and larger family sized units.</p>	<p>*Update AHCVP system of record to reflect eligibility data points for project-based waitlists to include accommodation needs for vulnerable residents.</p>	
B.2	New Activities. – Not Applicable			

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

AHCVP will provide a report on the progress made in meeting the goals and objectives outlined in the 5-Year Strategic Plan 2025-2029 with next year's Annual Plan submission (2026). Goals include I. Lead with customer service and strive for continuous program improvement. II. Expand the supply of affordable housing and housing choice for low-income residents III. Increase the quality of affordable housing IV. Promote self-sufficiency and asset development of participating households V. Ensure equal opportunity and fair housing to foster vibrant and sustainable neighborhoods VI. Stabilize at-risk households. Below are active areas of progress:

Goal 1: Expanding the Supply of Assisted Housing

Arlington County's Housing Choice Voucher Program (AHCVP) Progress: The AHCVP was awarded 36 Emergency Shelter vouchers in Fiscal Year 2021 and an additional 16 "Fair Share Vouchers" during Fiscal Year 2023. During Fiscal Year 2024 the AHCVP increased the number of Project-Based RAD vouchers serving elderly and/or disabled individuals and families from 85 - 226 vouchers. In Fiscal Year 2025, the AHCVP was awarded 10 state vouchers to provide adults with developmental disabilities living in nursing facilities, intermediate care facilities, group homes and with their family of origin, with rental subsidy support to establish their own households in more integrated housing settings. These vouchers will continue to be reissued to eligible households upon turnover. The AHCVP will consider applying for additional vouchers as opportunities to do so are made available.

Goal 2: Increase the Quality of Assisted Housing

AHCVP Progress: The AHCVP met SEMAP's required scoring levels.

In Fiscal Year 2025 AHCVP continued to utilize a baseline report to track voucher holders living in and moving to high opportunity areas. Tracking will occur overtime to evaluate de-concentration efforts. The AHCVP is close to identifying mapping tools to share with the public around the program's de-concentration efforts.

In FY2024 the AHCVP sent out a Request for Proposals to contract out inspection services. Beginning in March 2025 a vendor experienced in all aspects of HUD inspections will take over annual and interim Housing Quality Standards (HQS) inspections (and beginning in October 2026, will transition to the National Standards for the Physical Inspection of Real Estate (NSPIRE) criteria as required by HUD). AHCVP's Principal Housing Inspector Supervisor will oversee the inspection contractor, quality assurance of units and some initial inspections.

Customer Services is an important component of tenant experience in housing, Arlington's Department of Human Services, which houses the AHCVP, provides annual training opportunities to staff ranging from IT security to motivational interviewing, crisis de-escalation and trauma informed care. These trainings create opportunities to improve the customer service experience of the AHCVP participant. As a Human Services Department, various annual trainings are required to be completed by all staff.

Goal 3: Increase Assisted Housing Choices *(includes mobility goal progress)*

AHCVP Progress: During Fiscal Year 2023, the Department of Human Service's Housing Assistance Bureau received approval from the Arlington County Board to create a Housing Assistance Relationship Manager position. This position was filled in January 2024. The Housing Assistance Relationship Manager is responsible for conducting outreach to landlords in the community, developing and presenting landlord trainings, promoting and managing use of the landlord portal, providing technical assistance to landlords pertaining to AHCVP policies and procedures, ensuring that rent payment standards align with HUD's regulatory requirements and County policies, writing quarterly newsletters designed to keep landlords informed and engaged, maintaining and updating the AHCVP website, and conducting an annual AHCVP landlord satisfaction survey that measures overall program satisfaction as well as customer service.

Arlington County's Community Planning and Housing Development (CPHD) works closely with the Department of Human Services' Housing Assistance Bureau to increase the number of affordable housing available in the community with approximately 88% of AHCVP participants living in committed affordable units in Fiscal Year 2024.

Arlington County has a very low vacancy rate which can make it challenging to find an apartment. In response to this challenge, Arlington County's DHS created a full time Housing Locator position. The Housing Locator assists individuals and families to find rental units that meet their household needs with an emphasis on advocating for households who may have barriers to housing such as prior evictions and/or criminal records. The Housing Locator also assist individuals and families who have specific housing needs such as the need for accessible or ADA compliant units, and/or units with three or more bedrooms. Applicants and participants moving are also provided information on portability at the briefings.

Arlington County's Department of Community Planning and Housing Development (CPHD) created a Housing Asset Collaboration Manager Position. This position conducts compliance reviews of properties where there are Committed Affordable Units (CAFs) and works with landlords to address complex issues. In partnership, AHCVP and CPHD host annual Tenant Summit Engagements providing affordable housing opportunities, education and vital resources to renters within the Arlington Community. During these summits County partners such as Code Enforcement, Legal Aid Services, Domestic Violence Services, Behavioral Healthcare services and other public service entities are included to table information sessions for resident need.

Goal 4: Provide an Improved Living Environment *(includes housing standards, voucher payment standards, mobility goal progress)*

AHCVP Progress: In FY2024 the AHCVP sent out a Request for Proposals to contract out inspection services. Beginning in March 2025 a vendor experienced in all aspects of HUD inspections will take over annual and interim Housing Quality Standards (HQS) inspections (and beginning in October 2026, will transition to the National Standards for the Physical Inspection of Real Estate (NSPIRE) criteria as required by HUD). AHCVP's Principal Housing Inspector Supervisor will oversee the inspection contractor, quality assurance of units and some initial inspections. The Supervisor serves as the point of contact for all dispute escalations between property maintenance issues and voucher holder units.

Compliance with HQS requirements, and subsequently NSPIRE that is expected to be implemented by October 1, 2025, are vital tools to ensure quality living environments. Continuing to ensure these inspections continue on-time and with successful pass rating will help the AHCVP maintain this goal. Success for this goal is also demonstrated through AHCVPs SEMAP assessment for inspections and quality assurance.

Rent reasonableness determinations are also excellent tools to aid residents in renting quality rental properties leading to improved access to safe, vibrant and healthy communities of choice. Success for this goal is also demonstrated through AHCVPs SEMAP assessment for rent reasonableness.

"Affordablehousing.com" software purchased by the program in 2005 provides an ample database for rental units within Arlington County used by inspectors to determine rent reasonableness for comparable units within the community so that families pay fair and reasonable rents. The AHCVP also continues to ensure its Small Area Fair Market Rents (SAFMR) are updated annually, providing the most competitive payment standards approved within Arlington County's jurisdiction by zip code. There are 16 zip codes in Arlington County that were grouped into four zones, of which two are classified as "Opportunity" areas. The establishment of the SAFMRs provides opportunities for the AHCVP participants to lease units that were not previously in range with HUD's Fair Market Rent standards.

Additionally, AHCVP developed a performance measurement plan utilized by DHS stakeholders to determine if families receiving a rental subsidy have more financial resources available for non-rental expenses. For the past few years, it has been determined that AHCVP households would not have enough disposable income to meet non-rental expenses without a rent subsidy. Therefore, the quality of housing and the reasonable rents determined by the agency is fair and in accordance with the laws, regulations, and policies, making it a little easier for families to maintain their lifestyle with an increase in disposable income.

Goal 5: Promote Self-Sufficiency and Asset Development of Assisted Households

AHCVP Progress: The AHCVP is located at Arlington County's Department of Human Services (DHS), the campus is easily accessible by public transportation and multiple services and programs are located at this site. Co-locating services makes it easier for residents to address multiple needs at a single location and easier for AHCVP staff to be aware of and make referrals to other services a voucher holder may be eligible for. All AHCVP staff participate in Department and Division meetings that keep staff informed about other programs and services available. The services available on the campus include:

- Aging and Disability Services
- Adult Protection & Social Services
- Adult Day Program
- Nursing Case Management & In-Home Care Services
- Senior Adult Mental Health
- Intellectual & Developmental Disability Services
- Regional Adult Facilities & Geriatric Mental Health Team
- Behavior Healthcare
- Emergency Mental Health Services
- Mobile Outreach Support Team
- Project Peace / Violence Intervention
- Child & Family Services
- Child Care Services
- Child Protective Services
- Foster Care & Adoptions
- Partnership for Children, Youth & Families
- Housing Choice Voucher Program
- Housing Grants
- Permanent Supportive Housing
- Homeless Services /Continuum of Care
- Community Assistance Program
- Community Corrections Program
- Arlington Employment Center
- Public Assistance
- Public Health
- Community Health Services
- WIC
- Parent Infant Education
- Dental Clinic
- Environmental Health
- Arlington Public Schools Administration Offices
- School Health

AHCVP will seek to further promote self-sufficiency resources to AHCVP participants to aiding household goals toward economic independence.

	<p>Goal 6: Ensure Equal Opportunity and Affirmatively Further Fair Housing</p> <p>AHCVP Progress: Under federal and state law and/or local ordinances, members of the following classes are protected from housing discrimination in Arlington County: race, color, religion, sex, national origin, elderliness, marital status, familial status, disability (physical or mental), source of funds, veteran status, sexual orientation or gender identity.</p> <p>Source of funds, or source of income, became a protected class in the Virginia Fair Housing Law on July 1, 2020. Any housing provider with four or more rental units may not deny an applicant based on their source of funds which includes rental assistance. This has expanded access to housing in areas of Arlington with a low concentration of poverty. Arlington County's Human Rights Ordinance was also amended to include source of funds as a protected class thus aligning County Policy with the Commonwealth of Virginia's human rights requirements.</p> <p>In April 2024, Arlington County launched a Fair Housing Campaign. Outreach materials on renter's rights and responsibilities and County resources were developed and distributed to more than 9,000 renter households in Arlington.</p> <p>In Fiscal Year 2024, through the Community Development Fund, Arlington County provided funding for a pilot program to make accessibility modifications for homeowners and renters. In partnership with Rebuilding Together, a nonprofit responsible for making repairs and/or modifications, the program will make critical home repairs for at least 17 low-moderate income homeowners and renters in Arlington. Households will be identified and referred for this service through Arlington County's Aging a Disabilities Services and the Endependence Center, a non-profit whose mission is to empower people with disabilities to live independently.</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>The AHCVP made its draft 2025-2029 Five(5) Year Plan and 2025 Annual Plan notices available for a 45-day public comment period beginning on June 5, 2025. Public notice was provided via print and digital news media, listservs and at various community locations through Arlington County. AHCVP Plans were made available via a dedicated webpage: www.arlingtonva.us/AHCVP-plans and copies available for print at AHCVP/Department of Human Services offices located at 2100 Washington Blvd 3rd floor Arlington, VA 22204.</p> <p>A public hearing date was scheduled for Friday, July 25, 2025.</p>			
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>			
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 940 1451 1392"> <tr> <td> <p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Host Landlord Engagement Events that include a Fair Housing training Ensure AHCVP staff attend Fair Housing trainings and refresher course trainings as needed.</p> <p>Ensure AHCVP staff and landlords attend fair housing trainings and/or seminars, including refresher courses as needed.</p> </td></tr> </table> <table border="1" data-bbox="180 1415 1451 1829"> <tr> <td> <p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Ensure that AHCVP briefing materials emphasize tenant rights and responsibilities including Fair Housing Law and specify who to contact to escalate complaints.</p> <p>Routinely survey AHCVP participants for confirmation they are aware of Fair Housing rights and know points of escalation if they believe their rights have been violated.</p> </td></tr> </table> <table border="1" data-bbox="180 1854 1451 1902"> <tr> <td> <p>Fair Housing Goal:</p> </td></tr> </table>	<p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Host Landlord Engagement Events that include a Fair Housing training Ensure AHCVP staff attend Fair Housing trainings and refresher course trainings as needed.</p> <p>Ensure AHCVP staff and landlords attend fair housing trainings and/or seminars, including refresher courses as needed.</p>	<p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Ensure that AHCVP briefing materials emphasize tenant rights and responsibilities including Fair Housing Law and specify who to contact to escalate complaints.</p> <p>Routinely survey AHCVP participants for confirmation they are aware of Fair Housing rights and know points of escalation if they believe their rights have been violated.</p>	<p>Fair Housing Goal:</p>
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<p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Ensure that AHCVP briefing materials emphasize tenant rights and responsibilities including Fair Housing Law and specify who to contact to escalate complaints.</p> <p>Routinely survey AHCVP participants for confirmation they are aware of Fair Housing rights and know points of escalation if they believe their rights have been violated.</p>				
<p>Fair Housing Goal:</p>				

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Shannon Flanagan-Watson, the Acting County Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for
fiscal year 2025 of the Arlington County -DHS Housing Choice Voucher Program (VA028) is
consistent with the *PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Arlington County
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The Arlington County DHS Housing Choice Voucher Program, operating within the Department
of Human Services, is within the County's local government structure. Arlington County's
Consolidated Plan governs the alignment of Arlington County's Housing Choice Voucher
Program's 5-Year and Annual plan to ensure uniformity and consistency around shared goals and
objectives.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Shannon Flanagan-Watson

Title: Acting County Manager

Signature:

DocuSigned by:

Shannon Flanagan-Watson

Date: 8/7/2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2025-2029 5-Year and/or 2025 Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 1, 2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Arlington County, DHS-Housing Choice Voucher Program

PHA Name

VA028

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2025

X 5-Year PHA Plan for Fiscal Years 2025 - 2029

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Acting Executive Director: Nicole Dula

Name of Acting County Manager: Shannon Flanagan-Watson

Nicole Dula

7/21/2025

Signature

Date

DocuSigned by:

Shannon Flanagan-Watson

8/7/2025

Date

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